

July 17, 2007 CPC



ADDENDUM

07PR0407

Taste Of Italy
(Taste Of Italy At Waterford)

Clover Hill Magisterial District

Fronting approximately 137 feet on the east line of Charter Colony Parkway approximately 230 feet north of Genito Road

REQUEST: Planning Commission approval of a landscape plan and architecture as required by zoning case 89SN0150.

RECOMMENDATION

Staff recommends approval of this request. On July 13, 2007, staff received a copy of the Brandermill Commercial Architectural Review Board approval letter for the site and landscape plan. The purpose of this addendum is to recommend approval of this request without the associated condition included in the staff report, and to include a copy of the Brandermill Commercial Architectural Review Board approval letter for the architectural elevations referenced in the staff report.

July 17, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PR0407

Taste Of Italy
(Taste Of Italy At Waterford)

Clover Hill Magisterial District
Fronting approximately 137 feet on the east line of Charter Colony Parkway approximately 230
feet north of Genito Road

REQUEST: Planning Commission approval of a landscape plan and architecture as required
by zoning Case 89SN0150.

RECOMMENDATION

Staff recommends approval of this request with one (1) condition for the following reasons:

1. The proposed elevations are compatible with the contemporary style of the existing shopping center buildings.
2. Brandermill Commercial Architectural Review Board has granted approval of the architectural elevations. (A copy of the Brandermill CARB correspondence is attached to this report.)
3. The recommended condition will ensure compliance with General Condition 6 of the textual statement of Case 89SN0150 which requires approval by the Brandermill Commercial Architectural Review Board (CARB) for all site designs and buildings. Although the Brandermill CARB has approved the building elevations, at the date of this report, a copy of approval letter for the site design has not yet been received.
4. The landscape plan complies with conditions of zoning and the County Ordinance.

CONDITION

A copy of Brandermill Commercial Architectural Review Board approval letter for the site and landscape design must be provided to the Planning Department prior to release of the building permit. Any changes to the landscape plan must meet or exceed the County Ordinance requirements for landscaping and be approved by the Planning Department.

GENERAL INFORMATION

Associated Public Hearing Cases:

86SN0117 - Gulfstream Development Corporation
89SN0150 - Waterford at Brandermill
90PS0190 - RGA Virginia - The Shoppes at Waterford
90PS0212 - J.K. Timmons
99PS0331 - Tredegar Industries

Developer:

Taste of Italy

Location:

Fronting approximately 137 feet on the east line of Charter Colony Parkway approximately 230 feet north of Genito Road. Tax ID 729-688-8382 (Sheet 16).

Existing Zoning and Land Use:

I-1; vacant

Size:

0.79 acre

Adjacent Zoning and Land Use:

North - I-1; commercial
South - I-1; vacant
East - I-1; commercial
West - C-2; cemetery and commercial

BACKGROUND

Condition 2 of Case 89SN0150 requires architectural plans to be submitted to the Planning Commission for approval.

“Condition 2. The shopping center shall be designed such that architecture, visual, and site design do not project typical strip development. Architectural renderings/elevations shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.” (P)

Planning Commission review and approval of conceptual landscape plans is required by General Condition 3. (a) of the textual statement of Case 89SN0150:

- “3. Landscape Plans. The following landscape plans will be submitted:
- (a) A conceptual landscape plans will be submitted to the Planning Commission for its review contemporaneously with the schematic site plan. The conceptual landscape plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.”

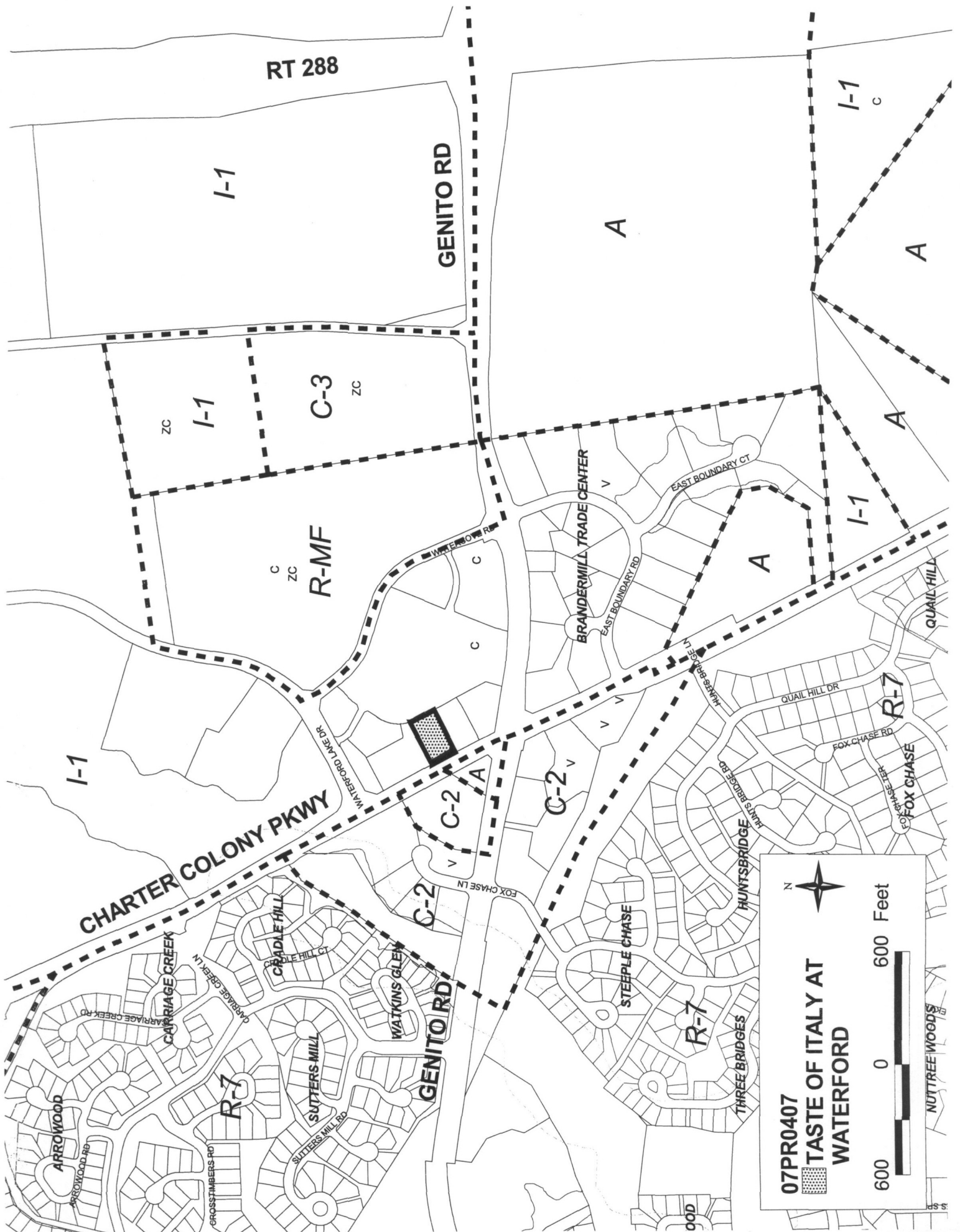
Condition 3. of Case 89SN0150 requires all trees eight (8) inches in caliper and greater to be retained within the setbacks along all public roads, unless removal is approved by the Planning Department. The site plan indicates that no grading will occur within the fifty (50) foot setback area. Additional plantings are proposed within this setback to meet perimeter landscaping C requirements.

General Condition 6 of the textual statement of Case 89SN0150 requires approval by the Brandermill Commercial Architectural Review Board (CARB) for all building and site designs. A copy of the memo dated June 5, 2007 from the Brandermill Commercial Architectural Review Board approving the building elevations has been received by the Planning Department (a copy is attached to this staff report). A copy of Brandermill CARB approval letter for the site design has not yet been received. The recommended condition requires a copy of the Brandermill Commercial Architectural Review Board approval letter for the site design to be provided to the Planning Department prior to release of the building permit.

CONCLUSIONS

Based on the information provided, staff recommends approval with one (1) condition.

This page is blank.



07PR0407

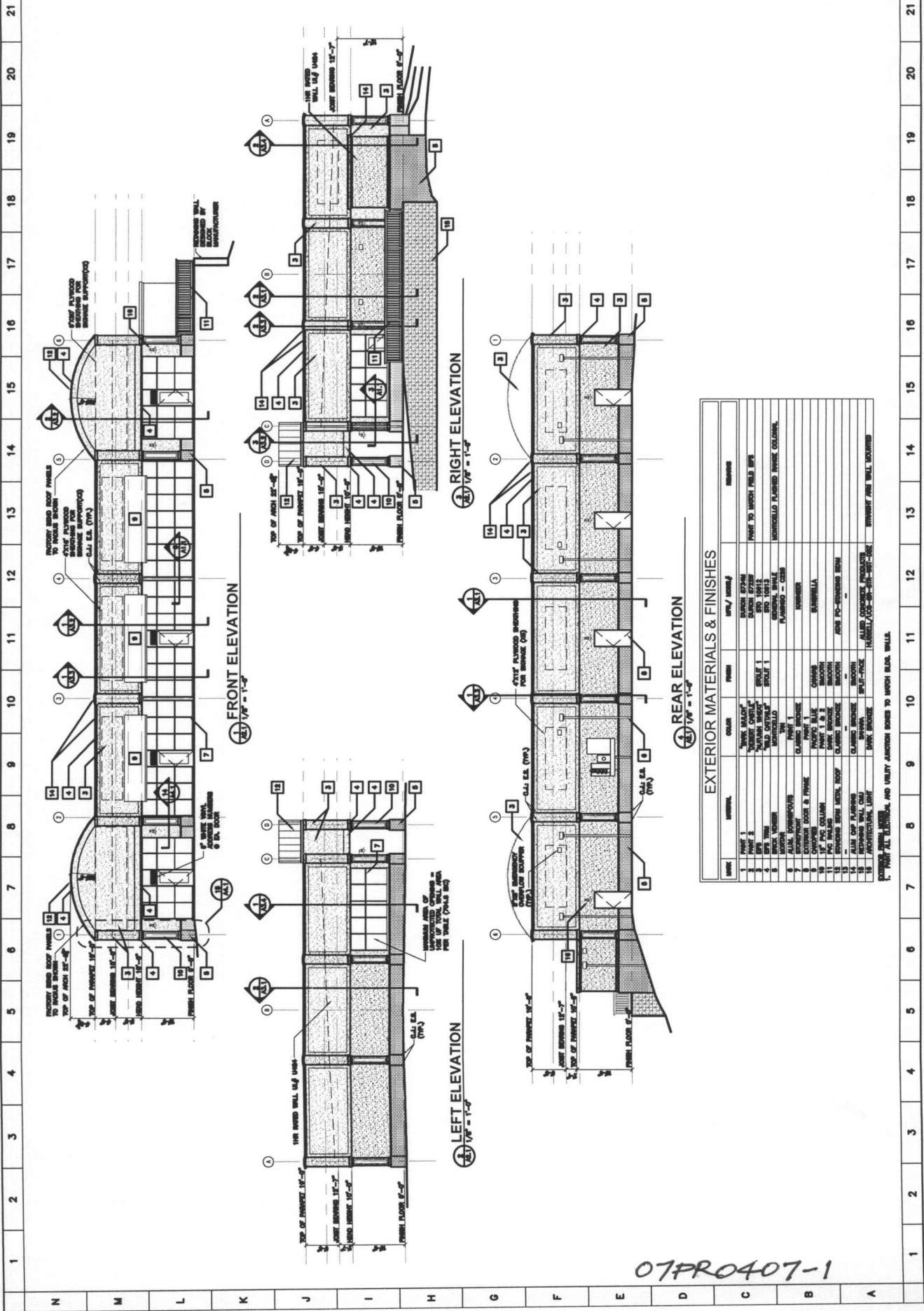
TASTE OF ITALY AT
WATERFORD



600 0 600 Feet

NUTTREE WOODS

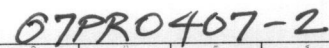
This page is blank.



EXTERIOR MATERIALS & FINISHES

NO.	DETAIL	COLOR	FINISH	SPCL. / COMMENTS	REMARKS
1	FRONT 1	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
2	FRONT 2	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
3	FRONT 3	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
4	FRONT 4	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
5	FRONT 5	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
6	FRONT 6	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
7	FRONT 7	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
8	FRONT 8	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
9	FRONT 9	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
10	FRONT 10	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
11	FRONT 11	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
12	FRONT 12	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
13	FRONT 13	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
14	FRONT 14	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
15	FRONT 15	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
16	FRONT 16	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
17	FRONT 17	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
18	FRONT 18	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
19	FRONT 19	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
20	FRONT 20	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS
21	FRONT 21	WHITE MAJESTY	GLAZED BRICK	BRICK 1/2" x 8" x 16"	FRONT TO FRONT WALLS

This page is blank.



The Brandermill Community Association

COMMERCIAL ARCHITECTURAL REVIEW BOARD3001 East Boundary Terrace, Midlothian, Virginia 23113

DATE: June 5, 2007**TO:** Balzer, Byerley Myers**FROM:** Chair, Commercial Architectural Review Board**PROJECT:** Waterford Retail**LOCATION:** Waterford Shopping Center**SUBJECT:** STATUS MEMO: COMMERCIAL ARCHITECTURAL REVIEW

TYPE OF SUBMITTAL:	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> LIGHTING
<input checked="" type="checkbox"/> BUILDING PLANS	<input checked="" type="checkbox"/> LANDSCAPE PLAN	<input type="checkbox"/> SIGNAGE

ACTION TAKEN:

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED WITH CONDITIONS	<input type="checkbox"/> DENIED
<input type="checkbox"/> PRELIMINARY REVIEW (Not Released for Construction)		

<input type="checkbox"/> Reasons for Denial	<input type="checkbox"/> Limiting Conditions of Approval (Binding)	<input checked="" type="checkbox"/> Comments
---	--	--

The plans for the above referenced project are approved with the submittal of the required revisions. Thank you.

Signed: 

Douglas L. Greene, Chairman
Brandermill Commercial Architectural Review Board